

1 **Section 3-900**

**CLI - Commercial Light Industry.**

2  
3 **3-901**

**Purpose.** The purpose of the CLI district is to accommodate a mix of similar and compatible office and industrial uses, and related supportive commercial retail and service uses along the Route 50/John Mosby Highway Corridor. The CLI district shall have limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities. The CLI district is intended to generate development through the use of creative design that will enhance the character of the surrounding area and contribute to the development of a distinctive gateway along the Route 50 corridor. The district may allow tourist supportive uses to serve visitors and maximize on opportunities afforded by its proximity to the Air and Space Museum.

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16 **3-902**

**Size and Location.** The CLI district is mapped only along the eastern end of Route 50 as depicted on the Zoning Map. The rezoning of land to CLI in other areas of the County shall not be permitted.

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20  
21 **3-903**

**Permitted Uses.**

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23 The following uses shall be permitted in the CLI district subject to  
24 the requirements and performance criteria of these regulations:

- 25  
26 (A) Adult day care facility, pursuant to Section 3-907(F).  
27  
28 (B) Animal hospital.  
29  
30 (C) Bakery, commercial.  
31  
32 (D) Business service establishment, pursuant to Section 3-  
33 907(F).  
34  
35 (E) Child care center, pursuant to Section 5-609(B) and Section  
36 3-907(F).  
37  
38 (F) Church, synagogue and temple.  
39  
40 (G) Conference or training center, pursuant to Section 3-907(F).  
41  
42 (H) Dwelling, single family, accessory to permitted or special  
43 exception uses.  
44  
45 (I) Educational institution, pursuant to Section 3-907(F).  
46

- (J) Establishments for assembly, fabrication, processing, production and/or manufacturing of goods or products, pursuant to Section 3-907(H).
- (K) Fire and/or rescue station.
- (L) Flex industrial uses, pursuant to Section 5-608.
- (M) Funeral home or mortuary.
- (N) Health and fitness center, pursuant to Section 3-907(F).
- (O) Hotel, 75 rooms or greater, pursuant to Section 5-611 and Section 3-907(F).
- (P) Mass transit facilities.
- (Q) Medical care facility, outpatient only, pursuant to Section 3-907(F).
- (R) Nursery, commercial.
- (S) Office, administrative, business and professional, pursuant to Section 3-907(F).
- (T) Park, public.
- (U) Police Station.
- (V) Post office, drop off and pick up.
- (W) Postal service, including overnight mail distribution facility.
- (X) Printing service.
- (Y) Public utility service center, without outdoor storage.
- (Z) Research, experimental, testing or development activities.
- (AA) Sewer pumping station.
- (BB) Telecommunications antenna, pursuant to Section 5-618(A).
- (CC) Telecommunications monopole, pursuant to Section 5-618(B)(1).

- 1  
2 (DD) Utility substation, dedicated.  
3  
4 (EE) Utility substation, distribution, pursuant to Section 5-616.  
5  
6 (FF) Veterinary service.  
7  
8 (GG) Warehousing facility.  
9  
10 (HH) Water pumping station.  
11  
12 (II) Wholesale trade establishment.  
13

14 **3-904**

**Special Exception Uses.** The following uses may be permitted by the Board of Supervisors and, if approved, may be subject to certain conditions, pursuant to the provisions in Section 6-1300. In addition, the uses listed below shall be developed in accordance with Section 3-907(F) and all other applicable performance criteria.

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19  
20 (A) Art Gallery  
21  
22 (B) Automotive Service Station  
23  
24 (C) Bank or Financial Institution, pursuant to Section 5-659  
25  
26 (D) Convenience food store with or without gas pumps  
27  
28 (E) Convention Facility  
29  
30 (F) Car wash.  
31  
32 (G) Contractor Service Establishment  
33  
34 (H) Distribution Facility.  
35  
36 (I) Heliport or helistop.  
37  
38 (J) Kennel, indoor, pursuant to Section 5-606.  
39  
40 (K) Motor vehicle rental.  
41  
42 (L) Motor vehicle sales.  
43  
44 (M) Motor vehicle service and repair, light.  
45  
46 (N) Museum or Exhibition Facility.

- (O) Personal service establishment.
- (P) Private club or lodge.
- (Q) Public utility service, with outdoor storage.
- (R) Radio, radar and/or television tower.
- (S) Restaurant.
- (T) Retail sales establishment.
- (U) Sewage treatment plant.
- (V) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (W) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (X) Utility substation, transmission, pursuant to Section 5-616.
- (Y) Utility transmission lines, overhead.
- (Z) Water storage tank
- (AA) Water treatment plant.

**3-905**

**Lot Requirements.**

- (A) **Size.** Two (2) acres minimum.
- (B) **Width.** 200 feet minimum.
- (C) **Depth.** 200 feet minimum.
- (D) **Yards.**
- (1) **Adjacent to Roads.** 35 feet; ~~100~~ 50 feet adjacent to a primary highway (*as defined in Section 33.1-25 of the Code of Virginia, 1950 as amended*). No building, parking lots, loading/unloading areas, outdoor storage, or areas for the collection or

storage of refuse shall be permitted in any required yard adjacent to a public right-of-way.

(2) **Adjacent to Parcel Boundaries.**

(a) **With Other Nonresidential Districts.** 25 feet minimum, buildings; 10 feet minimum, parking lot, loading unloading areas, and areas for the collection or storage of refuse. The Zoning Administrator may waive the parking lot yard requirement when necessary to permit shared parking and access arrangements between uses on individual parcels.

(b) **With Residential Districts.** 25 feet minimum. No building, parking lots, loading/unloading areas, outdoor storage, or areas for the collection or storage of refuse shall be permitted in any required yard adjacent to a residential zoning district.

**3-906 Building Requirements.**

(A) **Lot Coverage:** 45 percent maximum.

(B) **Building Height:** 35 feet maximum. The maximum building height may be increased provided that five (5) additional feet are added to each of the required yard setbacks for each additional one (1) foot of building height up to a maximum of (55) feet total height. Additional height limitations for areas or building sites or lots directly under an airport runway flight path may be imposed in accordance with applicable Federal Aviation Administration regulations.

(C) **Base Floor Area Ratio:** 0.30 maximum.

(D) **Adjusted Base Floor Area Ratio.**

(1) The base floor area ratio in the CLI district may be increased on certain parcels by approval of the Zoning Administrator, upon demonstration of one or more of the following:

(a) A density increase of 0.1 FAR above the base floor area ratio shall be granted to

properties or portions of properties located within 600 feet of the right-of-way of a road in the primary system of state highways (as defined in Section 33.1-25 of the *Code of Virginia*, 1950 as amended) if:

(i) Such properties are not located at an existing median break of such road; and

(ii) The owner(s) of such properties permanently relinquish direct access to such road; and

(iii) The owner(s) of such properties form shared access agreements with the owner(s) of adjoining properties that enable controlled access to such road for multiple uses. Such shared access agreements shall remain in effect in perpetuity or until future public road improvements provide alternative access to the subject parcels that alleviates the need for the original shared access agreement. The shared access agreement shall be depicted on the site plan(s) for the subject parcels and shall include all infrastructure improvements necessary to enable the safe and efficient access of each parcel as determined by the Department of Transportation Services and VDOT.

(b) A density increase of 0.1 FAR above the base floor area ratio shall be granted to properties or portions of properties located within 600 feet of the right-of-way of a road in the primary system of state highways (*as defined in Section 33.1-25 of the Code of Virginia, 1950 as amended*) if the owner(s) of such properties consolidates such properties for development purposes with a contiguous parcel of land which, when combined, total at least 20 acres.

(c) A density increase of 0.1 FAR above the base floor area ratio shall be granted to properties or portions of properties located within 600 feet of the right-of-way of a road in the primary system of state highways (*as defined in Section 33.1-25 of the Code of Virginia, 1950 as amended*) if the owner(s) of such properties maintains a parking setback of 150 feet and a building setback of 300 feet along the road.

(2) The density increase can be granted singly or cumulatively.

### 3-907

**Performance Criteria.** The purpose of the following sections is to achieve a design whereby buildings are located, oriented and designed to respect the natural landscape, principles of energy conservation, relationships to surrounding properties and buildings, views from major arterials, site access and circulation needs, and the desired overall character of the district as a principal gateway into Loudoun County.

(A) **Transportation Design.** Transportation elements shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic at intersections with traffic controls such as traffic lights, stop signs or traffic calming features. Left-turn storage and right turn lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by substantial amounts of through traffic. To the maximum extent feasible, land development applications shall identify opportunities and methods for shared access and inter-parcel linkages.

(B) **Buffering and Screening.** Yards, berms, vegetative screening, fences, or walls shall be provided to buffer residential districts and public streets from uses allowed in this district. In particular, outdoor storage, off-street parking areas and service areas for loading and unloading and for storage and collection of materials, supplies, and/or refuse and garbage, shall be screened so that such areas are not visible from any public right-of-way and/or residential use. Areas for the collection and storage of refuse and

1 outdoor storage areas shall be fully enclosed by a structure  
2 composed of opaque materials. Such materials shall be  
3 compatible with those used in the exterior construction of  
4 the principal building.

5  
6 (C) **Landscaped Open Space.** Minimum landscaped open  
7 space on any individual lot shall not be less than .10 times  
8 the buildable area of the lot.

9  
10 (D) **Off-Street Parking and Loading Facilities.** All off-street  
11 parking spaces shall be within 500 feet by safe and  
12 convenient pedestrian routes of entrances to the buildings  
13 the parking spaces are intended to serve. No off-street  
14 parking or loading facilities shall be located in required  
15 landscaped yards. Off-street parking areas shall, to the  
16 maximum extent feasible, be located to the rear of the  
17 buildings.

18  
19 (E) **Accessory Uses.** The following accessory uses shall be  
20 permitted in the district:

21  
22 (1) Administrative office for permitted and/or special  
23 exception uses, not to exceed 20 percent of the  
24 floor space of the principal use.

25  
26 (2) Warehousing, indoor storage and distribution  
27 associated with a permitted use, but excluding the  
28 bulk storage of gasoline, petroleum products,  
29 natural gas and chemicals.

30  
31 (3) Retail sales and personal service uses for  
32 permitted and/or special exception uses, not to  
33 exceed 10 percent of the floor space of the  
34 principal use.

35  
36 (4) Outdoor storage for permitted and/or special  
37 exception uses, not to exceed 25 percent of the  
38 gross floor area of the principal use. No storage of  
39 any kind shall be permitted within any required  
40 yard.

41  
42 (5) Restaurant and restaurant carry-out.

43  
44 (F) **Access Limitation for Certain Uses.** For the uses listed in  
45 Section 3-903 as being pursuant to this section and all uses  
46 listed in Section 3-904, direct access to a road in the

primary system of state highways (*as defined in Section 33.1-25 of the Code of Virginia, 1950 as amended*) shall be limited to right-turn-in entrances only as approved by VDOT.

(G) **Vehicular Access and Circulation**

Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.

(H) **Pedestrian Access and Circulation.** Pedestrian ways shall be incorporated into each development so as to minimize conflicts with vehicular traffic and to enable safe and convenient pedestrian access to all buildings, parking and other facilities. Pedestrian ways shall be extended to adjacent properties and shall connect uses within individual developments. Land development applications shall delineate the on-site pedestrian system and provide connections to such systems in adjacent developments as well as public networks, if applicable.

(I) **Utility Requirements.** All utility distribution lines in the CLI district shall be placed underground.

(J) The following uses shall not be permitted:

- (1) Alcoholic beverage manufacturing.
- (2) Ammonia, bleaching powder or chlorine manufacture.
- (3) Blast furnace.
- (4) Boiler works.
- (5) Chemicals and acid manufacture or storage.
- (6) Distillation of coal, wood or bones.
- (7) Distillation of turpentine or varnish.
- (8) Dye works.
- (9) Emery cloth manufacture.
- (10) Fertilizer manufacture.
- (11) Fireworks.
- (12) Fish canning, curing, grinding or smoking.
- (13) Garbage incineration other than in municipal plants.
- (14) Glue, size or gelatin manufacture.

- (15) Grinding, cooking, boiling, rendering or storing of slaughter-house refuse, animal refuse, rancid fats or refuse of dead animals.
- (16) Iron, steel or copper works, foundries or smelting facilities.
- (17) Lime, cement, concrete gypsum, plaster of paris or mortar manufacture.
- (18) Mixing or batching plants for asphalt, concrete, brick or other paving and construction materials.
- (19) Petroleum, alcohol or asphalt refining, mixing or manufacture or storage.
- (20) Pyroxylin or celluloid manufacture.
- (21) Pulverizing of charcoal or coal.
- (22) Soap manufacture.
- (23) Stockyards.
- (24) Tanning, curing or storing of raw hides or skins.
- (25) Tetra-ethyl lead precipitate liquid manufacture.
- (26) Vinegar manufacture.
- (27) Wool pulling and scouring.
- (28) Material recovery facility.
- (29) Any other use similar to the above excepted uses which is likely to be injurious or noxious by reason of odor, fumes, dust, smoke, vibration, noise or other causes.

(K) **Uniform Landscaping for Front Yard Areas Adjacent to a Primary Highway.**

- (1) All parcels with frontage on a primary highway (*as defined in Section 33.1-25 of the Code of Virginia, 1950 as amended*) shall include landscaping ~~within the required 100 foot front yard pursuant to the following schedule:~~ in accordance with the Type 5 Buffer Yard in Section 5-1414(B)(5).

~~PLANT UNITS PER 100 LINEAL FEET~~

~~3 Deciduous Canopy Trees~~

~~3 Deciduous Understory Trees~~

~~3 Evergreen Trees~~

~~18 Shrubs (75% of which must be evergreens)~~

~~Structure: A fence or stone wall shall be installed along the length of the parcel's frontage on the primary highway. A fence shall be 4' in height and shall be constructed of wood or a wood like polymer in a rail or horizontal board design. A wall~~

1 shall be 3' in height and shall be constructed of  
2 native stone that may be of a dry stacked variety.  
3 The structure shall be located approximately 50'  
4 from the Route 50 right of way and shall be aligned  
5 with the structure(s) located on adjacent parcels.  
6

7 (2) All required landscape elements shall be shown on  
8 the site plan and landscape plan for the proposed  
9 use of the parcel. The plantings shall be installed  
10 on the parcel within the fifty feet of the front yard  
11 located immediately adjacent to the right of way of  
12 the primary highway in front of the required  
13 structure. The plantings and structure shall be  
14 configured to align with the landscaping on  
15 adjacent parcels thereby creating a uniformly  
16 landscaped frontage along the right of way.  
17

18 (3) The minimum required front yard adjacent to the  
19 primary highway may be reduced in size to 50 feet  
20 subject to approval of the Zoning Administrator. A  
21 request for front yard reduction shall include a  
22 demonstration by the applicant that adherence to  
23 the 100 foot yard requirement would unreasonably  
24 constrain development due to topography or  
25 irregular lot shape. Moreover, evidence shall be  
26 provided that all other methods available to  
27 alleviate the constraint have been exhausted. The  
28 request shall include a plan depicting the yard  
29 reduction and the location of the required  
30 landscaping and structure. The quantity, type and  
31 location of all landscaping elements shall be as  
32 specified in paragraphs (1) and (2) above; however,  
33 a stone wall shall be provided as the required  
34 structure.  
35

36 ~~(L)~~(K) **Compatibility.** Architectural treatment of buildings, to  
37 include materials, color, and style, shall be compatible  
38 with buildings located within the same project.  
39 Compatibility may be achieved through the use of similar  
40 building massing, scale, materials, colors, and other  
41 architectural features. For the purposes of this section, a  
42 project is defined as a development that is planned,  
43 developed or managed as a unit.  
44  
45

1 ~~(M)~~(L) **Building Orientation.** The front façade and principal  
2 public entrance of all buildings shall be oriented toward an  
3 adjacent public street.  
4

5 ~~(N)~~(M) **Screening of Mechanical Equipment.** Mechanical  
6 equipment, whether ground level or rooftop, shall be in  
7 accordance with Buffer Yard Type 3, screened from view  
8 from adjacent properties and public rights-of-way and  
9 designed to be perceived as an integral part of the principal  
10 building. For the purposes of this section, mechanical  
11 equipment shall include, but not be limited to, satellite  
12 dishes, exhaust fans, HVAC equipment, and roof access  
13 ladders. In cases where parapets are used to screen rooftop  
14 equipment, the maximum height of the parapet shall be  
15 equal to the top of the highest mechanical unit but shall not  
16 exceed the maximum height allowed in the district by more  
17 than 3 feet.  
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